

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 46
Meeting Date: 12/13/01

SUBJECT: 24 HOUR FITNESS #SGF-2001.83

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: This is the first public hearing for 24 Hour Fitness for compliance of previous Council condition #10 regarding intensification or expansion of the use. The applicant must return to City Council for a use permit to intensify the existing use to a 24 hours per day 7 days a week fitness facility.

q-j

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **24 HOUR FITNESS** (Sports & Fitness Clubs of America, property owner) for a use permit to intensify the existing use located at 2145 East Baseline Road. The following approval is requested from the City of Tempe:

#SGF-2001.83 An Amended General and Final Plan of Development for a use permit to intensify the existing health club use in the PCC-1 Zoning District, located at 2145 East Baseline Road, including the following:

Use Permit:

Allow a 24 hour health and fitness club.

Previous Council Condition (12/10/92)

Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.

Document Name: 20011213devsrh09 **Supporting Documents:** Yes

SUMMARY: On December 10, 1992, City Council approved an Amended General and Final Plan of Development including a use permit for Q-The Sports Club consisting of a 44,374 s.f. health club. That approval included a condition that states "any intensification or expansion of the use shall required the applicant to return to the City Council for further review." In this request, the applicant would like to intensify the existing use to a 24 hours a day, 7 days a week fitness facility. The existing hours of operation is Monday through Friday from 5:00 am to 11:00 p.m., Saturday and Sunday from 7:00 am to 8:00 p.m. There will be no other changes to the existing operation. Staff is recommending approval subject to the attached conditions. To date, staff has received a petition with a long list of signatures from members in support of the 24 hour health club, which staff has available upon request.

RECOMMENDATION: Staff – Approval
Public – None to Date

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description
 3. Comments / Reasons for Approval / Conditions of Approval
-
- A. Location Map
 - B. Plan of Development/Site Plan
 - C. Floor Plan
 - D. Letter of Explanation/Intent
 - E. Aerial Photo

HISTORY & FACTS:

- December 13, 1972. City Council approved a zoning change from AG to PSC-1 for a 10 acre parcel located at the southwest corner of Baseline and Price Roads.
- January 23, 1975. City Council approved the Final Plan of Development for Phase I for the Cardon Oil/Fast Gas located at the arterial corner.
- June 19, 1986. City Council approved an Amended General and Final Plan of Development for a shopping center and car wash on the balance of the site. Two use permits and four variances were involved in this request.
Note: This plan was not recorded and the approval lapsed.
- March 10, 1988. City Council approved an Amended General and Final Plan of Development for Los Fontanas Shopping Center.
Note: This project was not recorded and the approval lapsed.
- March 14, 1989. The Planning Commission approved an Amended General and Final Plan of Development for a U.S. Swim and Fitness Center at this location. Two use permits and 4 variances were included.
Note: This project was withdrawn prior to City Council.
- October 19, 1990. City Council approved an Amended General and Final Plan of Development for Texaco Service Station on the exception parcel of the immediate intersection of Price and Baseline Roads.
- December 10, 1992. City Council approved an Amended General and Final Plan of Development for Q- The Sports Club consisting of 61,179 s.f. on 8 net acres. A use permit and variance were included.

DESCRIPTION: Owner – Sports & Fitness Clubs of America, Inc.; Anthony J. Bakos
Applicant – Greenwood & Moore, Inc.; Jeff Moore
Existing Zoning – PCC-1
Total Site Area – 8 net acres
(Excluding Texaco and Cardon properties)
Existing Health Club – 44,374 s.f.

COMMENTS:

On December 10, 1992, City Council approved an Amended General and Final Plan of Development including a use permit for Q-The Sports Club consisting of a 44,374 S.F. health club. That approval included a condition that states "any intensification or expansion of the use shall required the applicant to return to the City Council for further review."

In this request, the applicant would like to intensify the existing use to a 24 hours a day, 7 days a week fitness facility. The existing hours of operation is Monday through Friday from 5:00 a.m. to 11:00 p.m., Saturday and Sunday from 7:00 a.m. to 8:00 p.m. The new proposed hours of operation includes 3 new work shifts. Shift one is staffed by 15 employees, shift two by 8 employees and shift three by 5 employees. The applicant indicates that there will be no other changes to the existing operation. The average daily membership usage is approximately 300 people per day with peak hours ranging from 6:00 to 9:00 p.m. Monday through Friday and 10:00 to noon on Saturday and Sunday.

Staff is recommending approval subject to the attached conditions. To date, staff has received a petition with a long list of signatures from members in support of the 24 hour health club, which staff has available upon request.

**REASON(S) FOR
APPROVAL:**

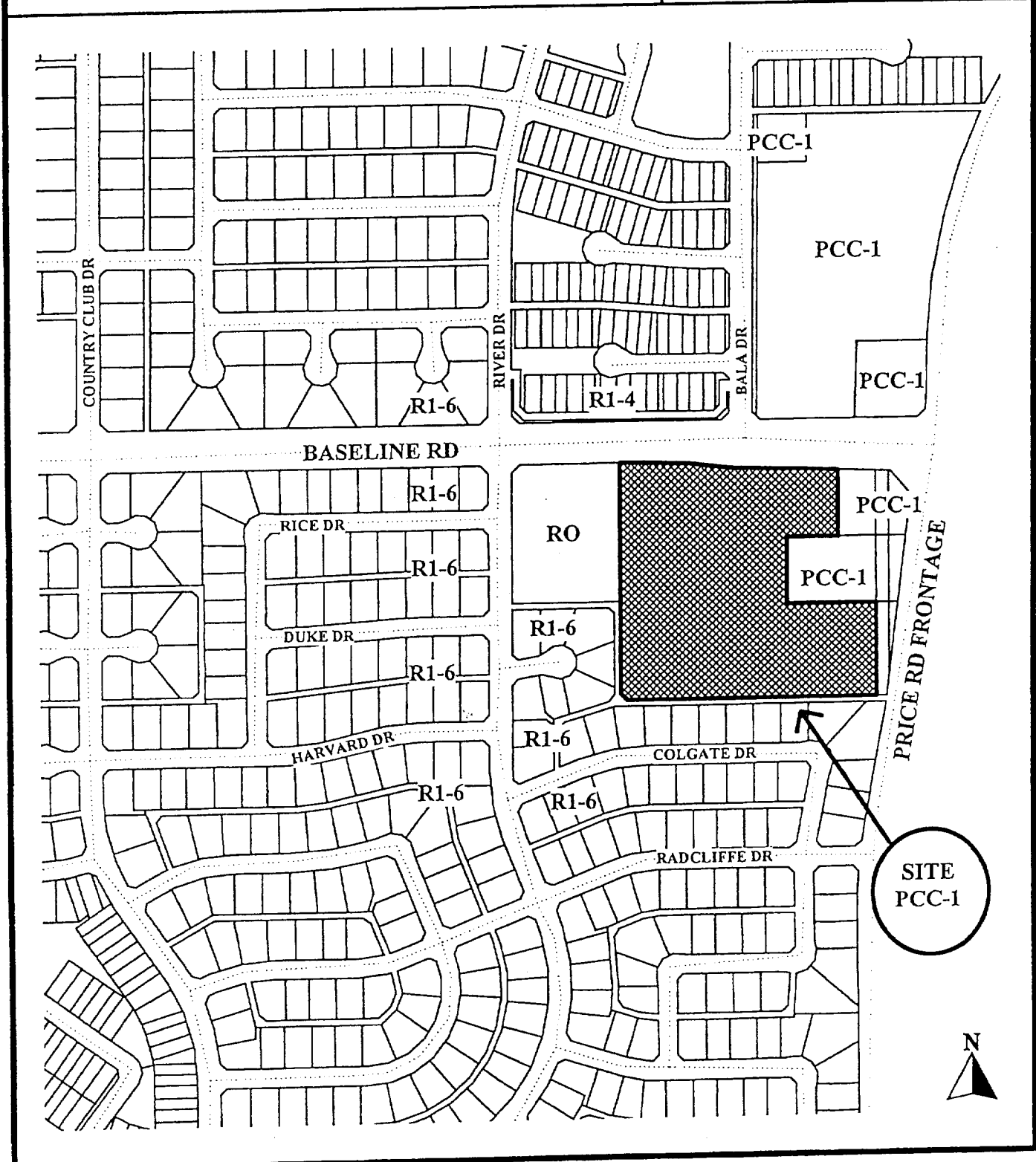
1. The proposed use permit appears to pass required ordinance tests and should have no detrimental effects on adjacent properties.

**CONDITION(S)
OF APPROVAL:**

1. The use permit is non-transferable and is issued to Sports & Fitness Clubs of America only.
2. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
3. Any significant verifiable police complaints (as determined by the City Attorney and Police Dept.) shall require the applicant to return to the City Council for re-evaluation of the use permit.

24 HOUR FITNESS

SGF - 2001.83



Location Map SEE OTHER SIDE FOR MORE INFORMATION

A

24 HOUR FITNESS

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SITE DATA:

NET SITE AREA: 8 NET AC.

TOTAL BLD'G(S) AREA: 44,374 S.F.

SYMBOL(S):

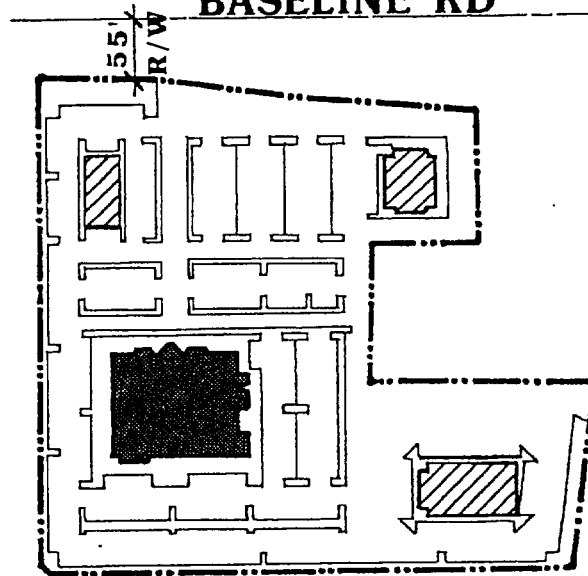


FUTURE BUILDING(S)



BUILDING(S) REQUESTING
USE PERMIT(S)

BASELINE RD



PRICE RD FRONTAGE

USE PERMIT(S):

(SEE BELOW)

a.



PUBLIC HEARING NOTICE

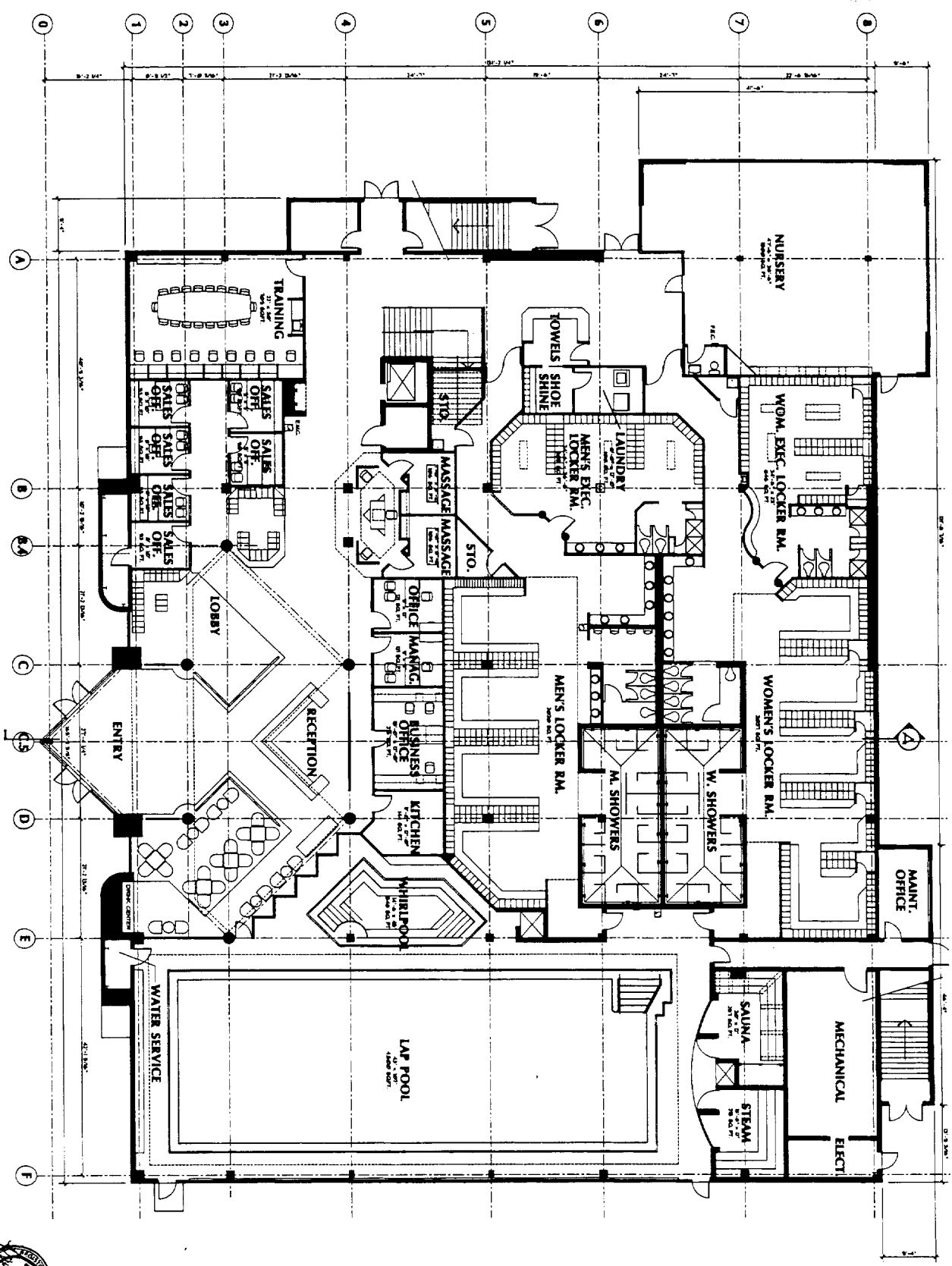
This is a notice for two public hearings for 24 HOUR FITNESS (Sports & Fitness Clubs of America, property owner) for a use permit to intensify the existing use located at 2145 East Baseline Road. The following approval is requested from the City of Tempe:

#SGF-2001.83 An Amended General and Final Plan of Development for a use permit to intensify the existing health club use in the PCC-1 Zoning District, located at 2145 East Baseline Road, including the following:

Use Permit:

B

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**BASELINE & PRICE
TEMPERARIZONA**

**Q - THE SPORTS CLUB
1992 PROGRAM - FIRST FLOOR PLAN**

12-3-92

SCF 92.44



Cedarwood
ARCHITECTURAL, INC.
1201 Washington Blvd., Akron, Ohio 44313
Fax (216) 844-4004 (216) 844-9971

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LETTER OF EXPLANATION
(Attachment To General and/or Final Plan Application)
24 Hour Fitness Club
2145 Baseline Road, Tempe, AZ

Description of Request:

To operate as a fitness facility 24 hours per day, 7 days per week.

Reference: Report #SGF-92-44, dated December 11, 1992

Zoning: PCC-1

Owner: Sports & Fitness Clubs of America, Inc.

Legal Description:

A portion of the NE 1/4 sec. 1, T.1 S., R.4 E. and part of Lot 4, Sec. 6, T.1 S., R.5 E. of the G & S.R.B. & M., Maricopa County, Arizona. (Refer to attached data sheet.)

Existing Project Statistics:

Area: Gross: 403,494 s.f. – 9± acres
Net: 349,371 s.f. – 8± acres

Existing Hours of Operation:

Mon-Fri: 5:00 a.m. – 11:00 p.m.
Sat-Sun: 7:00 a.m. – 8:00 p.m.

Proposed Hours of Operation:

24 hours per day/7 days per week

Proposed facilities within the club:

- Group Exercise which typically consists of aerobics, kick boxing, stationary cycling
- Swimming Pool and Spa
- Men's and Women's lockers and restrooms
- Free weights
- Machine weights
- Cardio-vascular equipment
- Pro Shop (retail sales)
- Babysitting (for members only while they are exercising – not a child care facility that is open to the public)
- Tanning and massage rooms
- Membership sales area
- General Manager and other administrative offices, workshops, etc.

Average Employees per Shift:

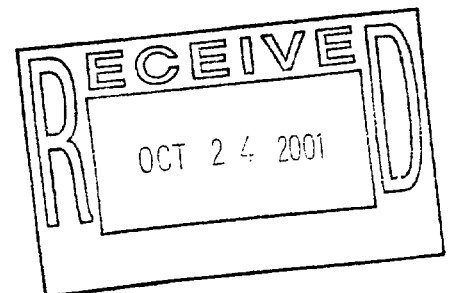
Shift 1: 15
Shift 2: 8
Shift 3: 5

Average Membership Usage:

Per Day: 300

Peak Hours:

Mon-Fri: 6 p.m. – 9 p.m.
Sat-Sun: 10 a.m. - Noon





5020 Franklin Drive
Pleasanton, CA 94588

(tel) 925.416.3100
(fax) 925.416.3147

Sports & Fitness Clubs of America, Inc.
d.b.a. 24 Hour Fitness
Andras Dallos
6668 Owens Drive
Pleasanton, CA 94588
925-251-4058

December 4, 2001

City of Tempe
DeeDee Kimbrell
31 East Fifth Street
Tempe, AZ 85280
480-350-8331

Re: #SGF-2001.83

Dear Ms. Kimbrell,

Thank you for the information you forwarded to our expeditor dated November 30, 2001 regarding the above application. We wanted to let you know directly from 24 Hour Fitness as well that we appreciate the prompt correspondence we received from the City of Tempe throughout this project and that we have also been proactively preparing for the hearing not limited to as follows:

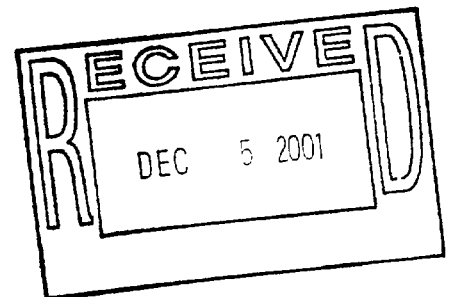
- we contacted all Homeowners' Associations in the area listed by your office by telephone and requested that our application be discussed and evaluated in the upcoming meetings
- we requested that any objections from the members be brought to our attention so that we can work on remedies if applicable
- we mailed further information about our company and amenities to the two Associations that requested it, all the others stated that they were not affected by the change in hours
- we offered to set up onsite meeting for those with concerns so that we can demonstrate light/noise levels at the club or address any other concerns related to the intensification of the operating hours
- we have collected close to 600 petition signatures from our members at the club location showing support for the application in the immediate community (petition signatures enclosed)
- contacted local businesses in the area that are open 24 hours a day to obtain information about the concerns they may have encountered regarding their operating hours and about their traffic patterns at the night hours

Please also find more information about our organization in the enclosed folder. If I can be of any assistance to you in the above matter, please do not hesitate to contact me at 925-251-4058.

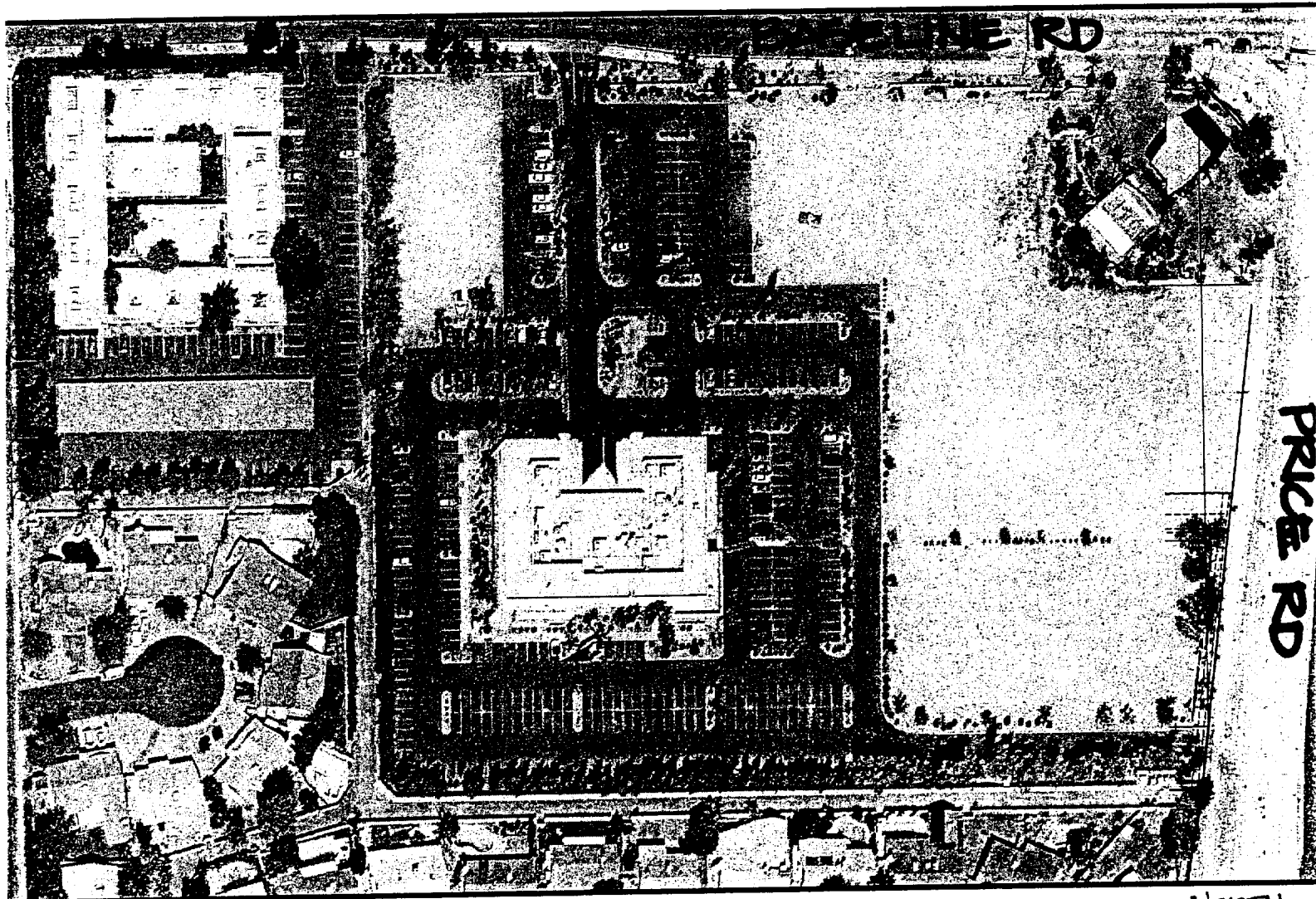
Sincerely,

A handwritten signature in black ink, appearing to read "Andras Dallos".

Andras Dallos
Project Manager
Sports & Fitness Clubs of America, Inc.
d.b.a. 24 Hour Fitness



D



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2145 E BASELINE

NORTH
↑

E